

Applicant Information

1. Project Title: Bedford I Landfill Cleanup & Redevelopment (Section A)
2. Grant Type:
 - a) Cleanup
 - b) Hazardous substances
3. Total \$ Requested: \$200,000 for hazardous substances cleanup
4. Name of Applicant: City of Gahanna, Ohio
5. Project Contact: Ms. Sadicka White, Director of Development
200 South Hamilton Road
Gahanna, Ohio 43230
Phone Number: (614) 342-4015
Fax Number: (614) 342-4120
Email Address: Sadicka.White@gahanna.gov
6. Chief Executive: Mayor Rebecca W. Stinchcomb
200 South Hamilton Road
Gahanna, Ohio 43230
Phone Number: (614) 342-4045
Fax Number: (614) 342-4100
Email address: Mayor@gahanna.gov
7. Location: City of Gahanna, Franklin County, Ohio
8. Population: 33, 588 (2003 estimate)
9. Special Consideration: The City of Gahanna has a population under 100,000.

Threshold Criteria

A. Applicant Eligibility

1. The City of Gahanna is a General Purposes Unit of Local Government. The City of Gahanna will own the property applied for by September 30, 2004 pursuant to the award of this grant. This is the second application to the US EPA Brownfields Cleanup Grant for the Bedford I Landfill site and this project was determined eligible with our last application in 2002, but was not awarded funding.

B. Community Notification

1. Major community notifications appear on the City's home page at www.gahanna.gov. A specific community notification requesting comment for this US EPA Brownfields Cleanup grant application, including a summary and copy of this application and contact information was posted in November 2003. Please see Attachment A for a printed copy of this widely available and easily accessible notice.

The City of Gahanna also proactively informs the community through a project web page linked to the City's Internet home page. This project web page is regularly updated with project summaries, project photos, meeting announcements, City reports, and other helpful links and information. Please see Attachment A for a copy of this web page.

The City has been proactive for several years at creating a community dialogue for discussion about the Bedford I landfill and other brownfield projects. Since November of 2001, the City of Gahanna's Bedford Action Team has discussed the proposal to cleanup and redevelop the Bedford I landfill in several open public forums presented to City Council. This approach continues into 2004.

All proposed plans for development involving Brownfields sites involve a detailed public notification process. The City of Gahanna Planning Commission oversees all development and land use approvals in the City. This commission must be notified of any changes made to the Bedford I site during cleanup or redevelopment. The Planning Commission must review and approve all plans for such sites. This process involves a Public Hearing and a Public Workshop that informs the public and invites public comment. All nearby property owners are notified of pending changes, public hearings, and approvals via US Mail. Also, notification is made through local media sources. The City has also notified and is involving non-profit community groups such as the Ohio Citizens Action Group (OCA) and the Friends of the Big Walnut Creek Organization with this and other Gahanna brownfields projects.

C. Letters of Support

The City of Gahanna, Ohio has obtained the required letter of support from the State of Ohio Environmental Protection Agency. (Please see Attachment B)

This application is also broadly supported by state, county, and local entities. This broad support for our application is demonstrated with letters from the following: (Please see Attachment B)

- Franklin County Board of Health
- Franklin County Community & Economic Development Department
- Gahanna Area Chamber of Commerce
- US Representative Patrick J. Tiberi
- US Senator Mike DeWine (directly mailed to Region 5 Office)
- US Senator George V. Voinovich (directly mailed to Region 5 Office)
- Ohio Representative James McGregor
- American Electric Power – Gahanna’s largest employer

D. Site Eligibility & Property Ownership Eligibility

1. **Site Name & Address:** Bedford I Landfill (Section A) 970 Claycraft Road, City of Gahanna, Franklin County, Ohio. (Please see Attachment C for site maps)

Operational History & Environmental Concerns: The Bedford I landfill is situated on a two parcels of nearly 90 acres (65 acres within the waste limits). Bedford I operated from 1970 until 1995. Over this period, approximately 10 million cubic yards of waste were accepted at the landfill. Problems that have been noted at the site include ponding of surface water, odors, leachate runoff, inadequate cover material, and acceptance of hazardous waste. The original Bedford I permit, approved through the Ohio Department of Health and regulated by the Franklin County Board of Health, permitted the disposal of solid and semi-solid materials from industrial, commercial, agricultural, residential and demolition sources. Since November 1980, hazardous waste regulations prohibit the disposal of hazardous waste at a municipal landfill. Ohio EPA noted that, prior to this, the landfill probably accepted industrial waste that would be classified as hazardous waste by today’s regulatory standards. According to the Ohio EPA, of the nearly 10 million cubic yards of waste accepted in the last 25 years at the landfill, 90% of the waste was reportedly municipal waste and 10% was industrial waste, special waste, or construction debris. Special waste included non-hazardous contaminated soils and filter cake.

The typical waste depth across the landfilled portion of the site ranges from 30 to 65 feet. Cover across the site consists of soil ranging in depth from near 0 up to 4 feet. The site does not have a leachate collection system but does have an active gas collection system. There is a system of groundwater monitoring wells and landfill gas monitoring probes around the site. The site is underlain by deposits of clay 100 to 200 feet in depth. The wastefill was actually a clay borrow pit for a brick plant located adjacent to the site. There are no significant shallow water bearing zones and leachate migration from the site has essentially a horizontal vector. Situated entirely within Gahanna city limits, this site occupies a prime location in metro Columbus due to its proximity to rail, major highways, and the Columbus Airport.

Groundwater sampling conducted between 1989 and the present has revealed concentrations of chemicals in groundwater exceeding established federal drinking water standards (MCLs). Laboratory results of groundwater samples collected from onsite monitoring wells indicate elevated concentrations of heavy metals, inorganic constituents, volatile organic compounds (VOCs) and water quality parameters such as pH, and TSS waters. Copper, arsenic, nickel and chromium were also sporadically detected. Ponding of surface water has been a chronic problem at the site. Ponding water increases infiltration, which contributes to leachate

formation and outbreaks. Leachate samples collected have contained significantly elevated concentrations of VOCs and heavy metals. In addition, heavy rains can cause contaminated ponded water to be washed into unnamed tributaries of Big Walnut Creek. The City of Gahanna is concerned about the potential for both groundwater and surface water contamination caused by the presence of hazardous waste at the site.

The majority of the Bedford I waste fill area (47 acres) was closed under the 1976 Solid Waste Rules. According to Ohio EPA, that portion of the landfill was properly closed pursuant to the then applicable regulations. In 1990, new rules were promulgated which increased the obligations of landfill operators with respect to closure and post-closure care. The more recently landfilled area of Bedford I (18 acres) should have been closed under the 1990 rules as opposed to the 1976 rules but has never been properly closed. Improper closure of the 18 acres and failure to properly upkeep the remaining 47 acres of the landfill have contributed to the environmental hazards at the site and have increased the potential release of hazardous substances.

Current Use: The Bedford I landfill is currently an abandoned site. Landfill gas continues to be collected from the site with any sale proceeds divided between the landfill gas operator and the Ohio EPA (for site assessment and closure activities). The landfill gas operator is several years into a long-term lease with no revenues directed to the current owner of the site.

2. This site is eligible for funding according to the US EPA guidelines.
3. Though the Bedford I Landfill was licensed and operated as a solid waste facility, the landfill is known to have accepted waste that would be classified as hazardous by today's waste disposal standards. This was confirmed by our Phase I Environmental Site Assessment. The landfill began waste disposal operations in 1970, before most of the solid and hazardous waste regulations were in existence. In addition, the landfill accepted waste from residential and industrial sources.
4. The City of Gahanna has completed several major steps in assessing and planning for the cleanup and redevelopment of the Bedford I Landfill site. The following is a list of major accomplishments since fall of 2001.

Bedford I Landfill Accomplishments (as of November 2003)

- Phase I ESA under Applicable Regulatory Program Statement (ARPs)
- Closure/Post-Closure Engineering Plan (approved by Ohio EPA 8/2003)
 - Includes: leachate contingency plan, soil management plan, CQA/CQC plan, gas monitoring system design, surface water/erosion/sediment control plan, and hydrogeology/groundwater monitoring plan
- Complete Hydrogeologic Evaluation
- On- and Off-Site Soils Assessment (for adjacent capping materials)
- Redevelopment and Marketing Plan
- Legal Research & Strategy Compendium

Specifically with regards to assessment, a Phase I Property Assessment under ARPs of the former Bedford I property located along Claycraft Road in Gahanna, Ohio has been completed by VAP-certified professionals. The assessment established that the property was

first developed in the early 1900s by the Franklin Brick and Tile Company and subsequently by the Claycraft Brick Company as a clay pit. In 1970, the Claycraft Brick Company obtained a license from the State of Ohio Department of Health to operate a solid waste landfill in those portions of the Property from which the useable clay shale had been mined. During its operation from approximately 1970 to 1995 the landfill expanded to approximately 65 of the total 90 acres comprising the assessed property. The property is currently owned by the Claycraft Brick Company despite closure of the company's two brick plants on the adjoining properties to the south of the property. The City of Gahanna is currently exploring options for redevelopment of the property.

The assessment was conducted to determine if a release of hazardous substances or petroleum has or may have occurred on, is underlying, or is emanating from the property and is consistent with OAC 3745-300-06. The assessment also involved determining Identified Areas as that term is used in the regulations, at the property and characterizing the property for the purpose of participation in the Ohio's Voluntary Action Program. The assessment was based on information gained from a review of public documents, files, photographs, and maps; correspondence with regulatory agencies; a review of an environmental regulatory database search report; interviews with individuals and/or parties familiar with the property; and a reconnaissance of the property.

Based upon review of these documents releases of potentially hazardous substances for the property, leachate outbreaks have been documented by the Ohio EPA and the Franklin County Health Department staff throughout the operation of the former landfill. Leachate outbreaks were witnessed during the Phase I Site Assessment along the western and northwestern perimeter of the landfill during the field reconnaissance in August 2002.

Groundwater monitoring data observed in the Ohio EPA's files indicated that elevated concentrations of toxic metals and volatile organic compounds including vinyl chloride have been historically detected in on-site monitoring wells. Samples collected in 1989 from monitoring well MW-11 reportedly contained vinyl chloride at a concentration of 3,600 micrograms per liter (ug/L). The current Maximum Contaminant Level (MCL) allowable in drinking water for vinyl chloride is 2 ug/L. Groundwater sampling was conducted at the groundwater monitoring wells again in September 2002. As in 1989, MW-11 demonstrated a vinyl chloride concentration of 3000 ug/L. Concurrent vinyl chloride measurements in the stream about 75 yards northwest of MW-11 were measured at 150 ug/L.

National Pollutant Discharge Elimination System (NPDES) sampling conducted during the landfill's operation indicated there was several occasions when the permit limits for oil and grease, total suspended solids, etc. were exceeded. Trace concentrations of phthalates and pesticides were also reportedly detected in samples collected from the former sedimentation ponds located on the property.

5. There are no environmental enforcement actions related to this site. Please refer to Letter of Support from Ohio EPA (Attachment B). The City of Gahanna is currently working with the Ohio EPA and will continue to work with them throughout the project. In August 2003, Ohio EPA approved engineering plans for closure of the landfill which include construction components that will contain and intercept leachate and associated contaminants. The

construction and operation of these components as well as other features of the closure plans will be administered through Ohio EPA.

6. a. The City has initiated a tax foreclosure action relating to the Bedford I Properties pursuant to Ohio Revised Code 5722 (The Land Reutilization Program). The Land Reutilization Program enables municipal corporations and other governmental entities to acquire vacant, tax delinquent property in order to encourage productive use. The City is working with the Franklin County Officials including the Prosecutor and the County Treasurer to achieve transfer of the property through this Program. The Foreclosure Action was filed upon request of the City in September and it is expected that the title will transfer to the City sometime in the spring of 2004. The Land Reutilization Program allows for governmental entities to take title to distressed properties automatically if no one makes the minimum bid (back taxes, penalties and interest) at Sheriff's Sale. Due to the environmental contamination issues associated with the Bedford I Properties and the large sum of back taxes owed, it is unlikely that there will be a successful bidder and thus, title to the property will automatically transfer to the City of Gahanna and the City is prepared to take title contingent on receipt of funding to address the environmental conditions.
- b. All disposal of hazardous substances at the site occurred before the date of this application and none will occur before the City of Gahanna would take ownership of the site.
- c. The City of Gahanna has performed all appropriate inquiry into the previous ownership, uses, and contamination of the property. Both a Phase I Environmental Site Assessment conducted under ARPs using VAP standards and a Hydrogeologic Evaluation have been conducted on both Bedford I Landfill Parcels A and B. Ohio EPA has considered the Phase I to be more stringent than the ASTM standards for a Phase I. The Hydrogeologic Evaluation was conducted to prepare the Closure/Post-Closure Plan, which was accepted by Ohio EPA in lieu of a Phase II Environmental Site Assessment. All of this work was done pursuant to an Access Agreement with the Landfill Property Owner, Claycraft Brick Co. In summer 2003, the City of Gahanna completed its Legal Research and Strategy Compendium on the ownership and land use history of the Bedford I Landfill including a strategic plan for the potential acquisition of this site. This process included a title search.
- d. The City of Gahanna has never operated, assisted in operation or owned Bedford I, and, therefore, are not responsible for any environmental concerns at the Bedford I Landfill.
- e. The City of Gahanna is not potentially liable or affiliated with any other person who is potentially liable for contamination at the site.
- f. The City of Gahanna does not have any direct or indirect familial relationship or any contractual, corporate, or financial relationships with a potentially liable entity.
- g. The City has conducted a Phase I Environmental Site Assessment, Hydrogeologic Study, and Legal Review to assess the history of and existing hazardous contamination on the Bedford I Landfill site. In August 2003, the Ohio EPA approved the City's Final Closure and Post-Closure Plan to manage and mitigate hazardous contamination on this site.
7. Field observations and file reviews failed to demonstrate any soil contamination due to petroleum. In addition, the electronic database report, FirstSearch, reviewed during

preparation of the Phase I, did not indicate any petroleum contamination or record of USTs on site. However, four facilities were identified within one-half mile of the property as either registered USTs and/or Leaking USTs (LUSTs). Each of these sites is presumed to be located down gradient of the property and are not likely to present the threat of environmental impact to the property.

E. Cleanup Authority and Oversight Structure

1. The City's project team for completion of the facility closure and site remediation design will also be involved in the provision of construction quality assurance and quality control (CQA/CQC). This project team includes a variety of professionals representing a broad range of engineering and science disciplines. The project team provides significant experience in projects involving site cleanup and/or remediation due to environmental contamination from hazardous and non hazardous waste substances. The project team will identify an experienced group of professionals that will provide construction oversight and monitoring to ensure that construction activities are performed in a manner consistent with the project design and specifications. In addition, the experienced members of the CQA/CQC project team will possess the experience and knowledge to deal with unexpected or unforeseen conditions that may access or develop as the construction process proceeds. The City will continue to work with the Ohio EPA throughout this phase of the project.
2. There is no plan for accessing adjacent properties since the waste area and areas of perimeter construction activities are bounded by undeveloped lands of the project site. These on-site perimeter areas provide sufficient space for construction activities and act as a buffer and preclude access needs from adjacent property owners.

F. Cost Share

1. The City of Gahanna will meet the grant requirement of 20% cost share. The City will appropriate at least \$40,000 towards the cleanup/closure phase and is currently seeking additional funds from the Ohio Clean Ohio Revitalization Fund. Over the last three fiscal years, Gahanna appropriated \$420,000 to perform the site assessment and planning portion of the Bedford I project and received \$150,000 in Franklin County CDBG funding support.
2. The City of Gahanna will not request a hardship waiver of the cost share.

Ranking Criteria

A. Cleanup Grant Budget

1. The estimated cost of the Cleanup phase for Bedford I (Sections A & B) is as follows:

Phase II Cleanup & Closure:

Cap Replacement/Repair	\$ 2,033,000
Leachate Interceptor & Sump	\$ 81,500
Surface Water Management/Sedimentation Ponds	\$ 27,500
Gas System Mod	\$ 100,000
CQA/CQM	\$ 160,000
Contingency	\$ 586,000

Estimated Phase II Total \$ 3,000,000

City's Phase II Cost Share \$ 40,000

The estimated cost for the cleanup/closure is \$3 million to implement the Ohio EPA approved closure plan for Bedford I (approved August 2003). The redevelopment cost is currently unknown but should at minimum be an additional \$1 million. Bedford I planning and assessment are complete and the City is prepared to move forward upon funding.

B. Community Need

1. The City of Gahanna is a suburban community within the metropolitan area of Columbus, Ohio with multiple brownfields sites. It is believed by the City that no other similar communities in our region have such disproportionately large environmental concerns and resulting development challenges. Facing the largest of these concerns - the Bedford I Landfill project - without additional support is a large burden for a small community with a population of only about 34,000 residents. This site lies in the heart of the City's only industrial area – which provides much of the City's income tax revenue base. The stability of this area and the retention and growth of businesses there are critical to providing the necessary tax revenues to support basic city services. The size and environmental uncertainty of the Bedford I Landfill has stifled economic development and investment in neighboring properties in the industrial district. Although the poverty rate for Gahanna is only 4.4% (2000 Census), and the unemployment rate for Gahanna is about 3% (2003 Gahanna estimate), the Gahanna Industrial District serves as an important regional employment center for the lower income areas of Columbus and surrounding counties.

Urban sprawl in Central Ohio complicates the challenge with this site. Once a rapidly growing first ring suburban community, the Gahanna is approaching build-out within the next few years and is virtually land-locked by surrounding communities from significant annexation. Because of this, the City's strategy for economic stability and growth has shifted to in-fill and redevelopment projects. With a large abandoned landfill inhibiting development in our only industrial area, the City cannot effectively retain and recruit new development when new greenfields are readily available further out in the region. The cleanup and redevelopment of Bedford I could contribute to a slowing of urban sprawl by invigorating the Gahanna Industrial District. It will take better advantage of existing infrastructure and proximity to existing employment centers.

Although Gahanna is not a typical community in need, the economic burden of this cleanup strains City resources. To demonstrate the significance of the financial burden of this necessary cleanup to Gahanna, it must be realized that the City has an annual operating General Fund of \$15 million. To complete the Bedford I Project would take at least 20% of the City's annual budget. In the current fiscal climate of flat or declining tax revenues in our region, supporting the cost of this project without additional support is not possible.

2. Gahanna is very committed to the Bedford I Project and believes its completion will provide numerous benefits to residents and businesses in the surrounding region. These benefits include: the restoration and remediation of an environmentally blighted area, the subsequent productive use of otherwise undeveloped land in a prime inner-city location, combating urban sprawl and promoting new employment and redevelopment in the region, and increased tax revenue generation to support basic government services.

3. The City is concerned about real and potential environmental and public health threats posed by Bedford I and its lack of productive social and economic use. As discussed above, the City of Gahanna is disproportionately environmentally and economically impacted by brownfields. In addition to this site, the City has other major brownfields sites that include another smaller abandoned landfill (20+ acres), a large 18+ acre site of a steel-drum manufacturer, a 10+ acre site of a former brick glazing plant, and numerous other smaller areas. For a small community, the impact of our brownfields sites is huge.

In this context, the goal of the Bedford Action Team is to end the threat of environmental danger at its largest brownfield site – the Bedford I Landfill - with containment and remediation followed by its redevelopment into an economically productive and environmentally safe reuse. This redevelopment will not only generate new tax revenues, but also spur new employment and development on long-hampered adjacent sites. The City hopes that this project's completion creates interest and further support for its efforts to remediate additional brownfields throughout the industrial district.

C. Sustainable Reuse/Development Potential

1. The proposed cleanup and redevelopment of Bedford I is a sustainable development on several levels: construction practices, environmental, and economic. Starting with the actual landfill closure and associated construction activities, large piles of shale both on-site and on an adjacent site will be used to provide nearly the entire amount necessary for cap and fill material. This eliminates significant cost, transportation time, and eliminates the pollution, noise, and traffic in moving over shale and clay from off-site locations. Concurrently, eliminating these piles restores natural drainage patterns and reduces or eliminates flooding problems for businesses along nearby Claycraft and Morrison Roads.

The closure and eventual reuse of the landfill will mitigate and prevent environmental problems. This will greatly contribute to Gahanna's environmental well-being by controlling and eliminating a persistent source of water contamination into the Big Walnut Creek. Implementing the Ohio EPA approved closure plan improves landfill gas collection and local air quality and will also recontour and redirect site runoff to eliminate the potential for future contamination, sedimentation, and erosion. Although not complete, reuse plans will include a recreational and nature component to restore an impacted ravine and wildlife greenway.

The conversion of this site from an abandoned brownfield with hazardous contamination to a non-threatening, economically productive project will reap significant economic benefits for the surrounding area. Proximity to Bedford I stagnates new development, driving economic reinvestment and growth to greenfields further out in the region. Our anticipated redevelopment includes upwards of 50,000 s.f. of new high-technology industrial development which economically impacts Gahanna directly, however, even larger impacts are expected by eliminating the landfill's investment disincentive in nearby sites.

2. Once the closure plan is enacted, specific components of our redevelopment plan will lead to reductions in both pollution and resource consumption. Although already in operation, the closure plan maximizes the efficiency of landfill gas extraction. Not only does using this gas as energy for nearby manufacturing plants eliminate pollution from flaring all the excess landfill gas, but it directly reduces the existing demand for natural resources like natural gas

or coal. The Bedford I gas generation curve indicates this resource will be available for 15 to 20 years, providing a significant environmental savings. The City will attempt to utilize this energy resource for the redevelopment on the site.

3. This project directly invests in a long-abandoned site in the center of the Gahanna Industrial District and will stimulate new development and reinvestment in a significant portion of the district. As a first ring, nearly land-locked suburban community and facing an ever-shrinking supply of developable land, the City of Gahanna's economic development strategy now focuses on economic stability, business retention, and sustainable growth through in-fill and redevelopment projects to maintain current tax revenues. The anticipated Bedford I redevelopment project includes approximately 50,000 s.f. of new high-technology industrial and office development, representing a significant capital investment and an estimated 100 new jobs with a projected \$4.5 million payroll. New investment and redevelopment is expected in the nearly 100 acres adjacent to the Bedford I Landfill. Development and reinvestment in the unaffected portions of the district have been consistent over the last few years, so the City expects significant interest in these surrounding parcels after cleanup.
4. As brownfields have become a growing issue in our industrial district in the last few years, the City of Gahanna is dedicated to preventing future brownfields. The City is currently using two approaches to solving and preventing this problem. First, our Planning Commission and Zoning Administrator are currently rewriting our Industrial District zoning code. This rewrite restricts new development and redevelopment uses to a specific set of industries that have not historically posed a threat to the environment. This code will also restrict uses that cause excessive noise, dust, pollution, or site contamination by requiring a specific conditional use permit for such noxious uses from the City Planning Commission.

Second, the City is using a multi-jurisdictional, multi-disciplinary team approach to managing existing brownfields and environmental challenges. The "Gahanna Interdiction Team" is a group organized and initiated by the City of Gahanna that includes various City enforcement and building officials, officials from surrounding jurisdictions, surrounding police and fire departments, the Ohio EPA, and the Franklin County Board of Health. This team coordinates enforcement efforts and emergency responses. The City is also moving forward with a intergovernmental team to address issues relating to our biggest waterway, the Big Walnut Creek. The team is facilitated by an Ohio waterway non-profit organization (Friends of Big Walnut Creek) and will provide a forum to discuss current waterway contamination issues and to prevent future brownfields.

5. The Bedford I project combines with our existing brownfield strategy fits squarely with our comprehensive plan. The City's Land Use Plan (2002 update) specifically requires the City to promote in-fill development, to forbid development that seriously impacts natural areas or creates potential hazards, and to maintain a compact land-use pattern of development. The Bedford I Project meets these objectives by eliminating hazards and promoting redevelopment. The Land Use Plan also requires the City to protect and extend links between open spaces. The Bedford I Project protects and restores a large natural ravine that is a greenway corridor between a state nature preserve and the Big Walnut Creek.

The Land Use Plan calls for certain stringent requirements for the Gahanna Industrial District met by both the Bedford I Landfill project and our brownfields strategy. The plan calls for “permitting those types of industries that will stabilize, enhance, and diversity the economic base” and “prohibiting air and noise pollution and/or other pollution by requiring industries with such potential to be developed (unless) they eliminate negative impacts” (Gahanna Land Use Plan: 2002 Update).

Finally, the City’s industrial development strategy, the Tech-Industry Driven Expansion (TIDE) plan, calls for redevelopment and prevention of brownfields. The TIDE program recruits and retains businesses that maximize use of new technologies and do not generate the negative externalities of traditional industrial development.

D. Creation of Greenspace or Open Space

1. The proposed Bedford I Project will reclaim open space, assist in the preservation of natural areas, and create new public, recreational access to previously restricted or environmentally unsafe areas. By obtaining funds to ensure the cleanup and closure of this site, these areas transform from public liabilities into public amenities.

Currently, the Bedford I Landfill site encompasses over 80 acres of restricted access, environmentally blighted abandoned landfill area. With closure, cleanup, and redevelopment, much of the site becomes available for private redevelopment or public open space. The entire northern edge of the site is bordered by a large, scenic, treed ravine that connects to a major wetlands area and state nature preserve (Gahanna Woods) at one end and the Big Walnut Creek on the other. Although still in preparation, the redevelopment plan calls for nature trail access to this ravine and its preservation by extension of this greenway.

The landfilled portions of the site are currently being considered for a mix of private, non-profit, and/or public recreational reuse. This large area is unsuitable for major new construction, so public recreation is the primary and anticipated reuse. Some examples of uses being considered include: a public golf course for youth, a fitness and recreation park, a sportsman activity area, a special use recreation park for animals such as horses or dogs and their owners, or a wildlife preserve and restoration area. Plans for reuse and redevelopment will be committed by mid-2004 with the City as the lead on the project.

E. Reuse of Existing Infrastructure

1. The Bedford I Project takes advantage of existing and adequate public infrastructure services such as water and sewer service, rail, roads, electric utilities, and technology fiber. This infrastructure is designed to more than accommodate the new needs generated by this project. Some minimal on-site service infrastructure will be necessary and will include: limited utility and driveways extension. No buildings are of historic caliber or rehabilitatable condition, so none will be reused. To accommodate new recreational uses, the redevelopment will include new trails, new recreational facilities, and appropriate landscaping and wild area restoration.

F. Community Involvement

1. Gahanna's plan for stakeholder involvement stems from the Bedford Action Plan (2001), a document that outlined the City's initial strategy and goals in solving the challenges of Bedford I. Major stakeholders were identified for consideration during the entire redevelopment process. (Please see Attachment D) From the start of this project, the City has involved, contacted, and organized meetings with a host of stakeholders which will continue throughout the entire cleanup and redevelopment process. In addition to regular updates at public meetings via Gahanna City Council or Planning Commission, there have been several project-specific public meetings dating back to 2001. Numerous meetings and interviews have been conducted with the following groups: all adjacent property owners about cleanup and reuse alternatives and potential partnership in a redevelopment plan; recreational non-profit and for-profit organizations about potential partnerships and business plans for site reuse; for-profit developers about potential partnerships; and several other interested community groups, citizens, and members of the media about the project.
2. The City of Gahanna demonstrates a commitment to partnerships at all levels to solve our brownfield challenges. Our multi-jurisdictional, multi-disciplinary Gahanna Interdiction Team manages existing brownfields and environmental challenges using partnerships and forums at the local and state levels. This group includes various City officials, officials from surrounding jurisdictions, police and fire departments, the Ohio EPA, and the Franklin County Board of Health. As the plans for reuse are developed, the City plans to involve additional stakeholders: primarily citizen action groups, a local watershed group, and recreational and service non-profit organizations at the local, state, and national levels.

Letters of support for our grant application and our brownfields process demonstrate our strong commitment to partnership with local, regional, and state agencies and representatives on an issue that extends beyond our city limits. (Please See Attachment B.)

3. The City uses a four part approach to disseminating important progress reports on important local initiatives. The Gahanna Communications Plan (2002) provides the framework for public information distribution. First, the City's website has become a significant information tool and places notices and updates on the front page linked to more detailed pages within the site. All relevant documents and presentations are available for download on this site. The Bedford I Project has a specific page dedicated to providing timely project updates. (Please see Attachment A) Access to the internet is available to the majority of local residents and is available for free at both our local schools and the Gahanna Library. Second, Gahanna regularly sends City representatives to more than three dozen community and civic organizations to answer questions and provide information about city issues. Third, regular media updates and press releases are made on the project to keep both local newspapers abreast of new developments. Finally, the City administration makes regular project updates available to Gahanna City Council and the Gahanna Planning and Parks Commissions. These updates are presented at regular, weekly public meetings by City officials.

4. Community-based organizations involved in the Bedford I Landfill Project include:

Friends of the Big Walnut Creek
Contact: Andrea Gorzitze 614-233-4124
Type of Involvement: Progress updates
& future involvement in reuse plan

Ohio Citizen Action
Contact: Simona Vaclavikova
614.263.4111
Type of Involvement: Updates on
general progress on brownfields

Gahanna Area Chamber of Commerce
Contact: Leslee Blake 614-471-0451
Type of Involvement: Progress updates
on brownfields/industrial development,
future involvement in reuse plan

Mid-Ohio Development Exchange
Contact: Curtiss Williams 888-565-8567
Type of Involvement: Progress updates
& future involvement in reuse plan

G. Reduction of Threats to Human Health & the Environment

1. Funds to assist the cleanup will directly contribute to the Bedford I closure. Closure will contain and stabilize all hazardous contaminants and collect and treat leachate. It also ends all contamination, effectively eliminating further potential threats to human health or the environment. Although leachate from this site currently contaminates adjacent tributaries, our Phase I Assessment did not identify any reported effects on human health in the surrounding area due to Bedford I. No residential areas are in the adjacent affected areas.
2. The City of Gahanna works cooperatively with the Franklin County Board of Health to ensure that public health issues are considered during the cleanup and redevelopment process. The Board of Health is a member of the Gahanna Interdiction Team and has expressed support for the Bedford I Project. (Please see Attachment B for letter of support)
3. The cleanup plan for Bedford I was officially approved by Ohio EPA in August 2003. This plan involves the complete containment of all environmental hazards on site and includes: cap replacement and repair over the entire site; installation of a leachate interceptor and sump; surface water management for the entire site and the installation of sedimentation ponds; and modification and update of the landfill gas recovery system;

The estimated cost of cleanup for the Bedford I (Sections A & B) is as follows:

Phase II Cleanup & Closure:

Cap Replacement/Repair	\$ 2,033,000
Leachate Interceptor & Sump	\$ 81,500
Surface Water Management/Sedimentation Ponds	\$ 27,500
Gas System Mod	\$ 100,000
CQA/CQM	\$ 160,000
Contingency	\$ 586,000

Estimated Phase II Total \$ 3,000,000

The estimated cost for the cleanup is \$3 million to implement the closure plan. The cost of redevelopment is presently unknown but should at minimum be an additional \$1 million.

H. Leveraging of Additional Resources

	Source	Dollars Appropriated	Application Date	Anticipated Award Date
Phase II: Cleanup/ Closure	Local General Fund	\$40,000	- none -	
	US EPA Brownfields	\$400,000	December 2003	Spring 2004
	Franklin Co. CDBG	\$200,000	October 2004	Spring 2005
	Clean Ohio Rev. Fund	\$3,000,000	June 2004	Fall 2003
Phase III: Site Development	Local	unknown at	this time	
	ODNR Trails Grant	unknown at	this time	
	Nature Works Grant	unknown at	this time	
	Clean Ohio Trails	unknown at	this time	
	Clean Ohio Greenspace	unknown at	this time	
	Clean Ohio Rev. Fund	*see above*		
	Possible Private Developer	not identified		

1. The proposed project will be completed in two remaining phases. Funding support will be solicited during each phase. Additional funding may be solicited if new funding sources become available during the life of the project. Please note that some funding sources for Phase II would also provide dollars for Phase III. These potential sources of funding range in attainability by the level of political and community support, the type of project and its potential reuse, and the specific qualifications for various grant and loan programs.
2. In addition to the work already completed by Gahanna and to the future outlays from our General Fund, the City intends to supplement the financing of the Bedford I Project through additional public and private funding. The City also intends to apply for additional grant money through the Franklin County CDBG program and new grant monies from the Clean Ohio Revitalization Fund. A private developer(s) will be sought to partner on a redevelopment solution.

The City has major site development tools including economic incentives and tax structured financing. Gahanna is experienced with Tax Increment Financing (TIF) as a funding mechanism. TIFs capitalize future incremental tax revenue generated by a redevelopment project to retire debt incurred in enabling the development and could be used to encourage private redevelopment of Bedford I. This reduces the City's direct involvement and costs while ensuring certain standards are met for the site.

Tax abatements may also encourage private redevelopment. Abatements reduce or exempt a taxpayer's obligation to pay taxes for a specified period in exchange for property improvements. Bedford I is located in a Community Reinvestment Area in which Gahanna currently uses tax abatements and the City would consider to interest a private developer.

3. As presented in the chart above, Gahanna is committed to leveraging additional funds for the Bedford I Project. In 2002, the City was awarded \$150,000 in CDBG funds from Franklin County for assessment and engineering. Franklin County focuses CDBG funds toward

projects they believe will qualify for the Clean Ohio Revitalization Fund. Similarly, a US EPA Brownfield Cleanup Grant would contribute to the match required for this grant.

I. Ability to Manage Grants

1. The City of Gahanna's Finance Department will work in tandem with the City's Department of Development and Engineering to manage the financial aspects and requirements of the grant, as well as oversee the assessment work and necessary reporting.

Our Project Contact, Director of Development Sadicka White, has extensive experience in managing federal grant dollars. As the Service Director for the City of Lima, Ohio for six years, Ms. White was directly responsible for the management of an Entitlement Grant via CDBG funds in excess of \$1 million dollars.

2. The City of Gahanna Finance Department is currently managing federal funds from: IceT, Local Law Enforcement Block Grants, COPSFAST Grants, COPS MORE Grant, Bulletproof Vest Grant Program, CDBG funds, and Troops to Cops Grant. The City has not had any adverse audit findings on any grants, nor the City ever been required to comply with special "high risk" terms under agency regulations implementing OMB Circular A-102.
3. Gahanna has not received a US EPA Brownfield Grant. This is our second application.
4. Gahanna has not received a US EPA Brownfield Grant. This is our second application.
5. Gahanna has not received a US EPA Brownfield Grant. This is our second application.